

Heber City Corporation  
City Council Meeting  
March 19, 2015  
6:30 p.m.

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on March 19, 2015, in the City Council Chambers in Heber City, Utah

I. Call to Order  
City Manager's Memo

Present: Mayor Alan McDonald  
Council Member Robert Patterson  
Council Member Jeffery Bradshaw  
Council Member Erik Rowland  
Council Member Heidi Franco  
Council Member Kelleen Potter

Also Present: City Manager Mark Anderson  
City Recorder Michelle Kellogg  
City Engineer Bart Mumford  
City Planner Tony Kohler  
Chief of Police Dave Booth

Others Present: Gunner Osguthorpe, Paul Boyer, Mike Johnston, Jarom Magalni, Bethany May J.J. May, Wes Bingham, and others whose names were illegible.

1. Discuss Downtown Redevelopment and Agricultural Heritage Preservation and Transfer of Development Rights (TDR)

Staff Report re Wasatch County Rural Heritage and Heber City Downtown Supplement Report

Kohler stated he developed a timeframe for the downtown redevelopment plan as well as the Transfer of Development Rights (TDR). Mountainlands had been engaged to help with the process and to date, Midway, Wasatch County and Heber were part of this effort. He displayed a map of the valley and stated Heber identified the downtown core as an area that could have increased density, and the County identified areas east and west of Heber as potential high density areas. Council Member Bradshaw expressed concern with the areas designated by the County. Kohler stated the area on the west was directly west of the future bypass road. Council Member Bradshaw noted that there was an agreement to keep development away from the bypass areas. Anderson stated his concern was that a special service district would need to be created unless Heber City allowed the users on the southwest end of the City to use the City services. Mumford indicated the Ernie Giles Special Service District had no limits except by the

current zoning restrictions. Anderson noted that the County's designated area was not within that special service district and they had no ability to deliver water.

Kohler stated the purpose of TDR was to capture density in some areas in order to preserve open space in other areas. He focused on the Strawberry Annexation and Bassett Annexation for increasing density, and thought action needed to happen quickly so as to move forward on these annexation petitions. Council Member Franco felt TDR would be a great way to increase the density in those annexations. Kohler stated the Planning Commission would be recommending a mixed-use density for these annexations. He felt if the TDR were not in place when these annexations came in, it would be a lost opportunity. Anderson stated the annexations would have to purchase TDR in order to develop at densities that were consistent with the Master plan. Kohler reviewed the analysis needed to determine if a TDR would be feasible for a developer.

Mayor McDonald asked if a moratorium should be set on these annexation petitions until the analysis was performed. Kohler stated he would rather ask the developers to be patient until the analysis was completed. Anderson asked if apartments and condominiums would be the goal for the increased density for downtown. Kohler stated that was the initial goal, but he hoped that density would be extended to other parts of the City as well.

Council Member Franco asked why commercial would not be tied to TDR. Kohler stated the commercial part of annexations would not be tied to TDR, but condos that would be built above the commercial entities could apply to TDR. Mike Johnston stated he would not recommend tying commercial development to TDR because it would discourage commercial entities from coming to Heber, and they would go to the County, Daniels or Charleston instead. He felt Heber should be the commercial hub, but that requirement would kill that goal. He stated this was a long-term project and it would probably take more than a couple months to analyze. The commercial projects that were planning on coming to Heber with the Bassett annexation would probably not wait if this analysis took too long. Council Member Franco asked if the Bassett Annexation would be mostly commercial or mostly residential. Johnston indicated the first phase was commercial.

There was discussion on zoning options for the Strawberry and Bassett Annexations. Anderson stated the challenge would be to keep the TDR affordable enough for it to make sense to the developer. Council Member Franco asked if a pending ordinance could be drafted, and asked the Council if the budget could be amended for a consultant on this project. Anderson stated the success of the Community Development Area (CDA) would depend on the support of other taxing entities such as the County and the School District. He also had concern that these annexation petitions were in place before the TDR was initiated so they might be exempt. Council Member Franco suggested discussing this topic more with the County Council. Mayor McDonald stated a meeting could be scheduled in April.

## 2. Review Draft Lower Wasatch Canal Maintenance Agreement Canal Maintenance Agreement

Mayor McDonald explained this agreement was between the School District and Heber City. Council Member Potter asked how much the maintenance would cost. Anderson indicated that

both this year and last year had little if any cost; but in years past, the cost was in the thousands. Council Member Franco thanked Anderson for working with the School District. Anderson noted that Mayor McDonald attended that meeting as well.

3. Discuss City Logo on Street Signs  
City Logo  
2015.03.19 CC Work Meeting Extra Materials

Mayor McDonald stated the proposed logo on a sticker would be white and would not fade as quickly as the current logo stickers attached to the street signs. Anderson stated the Road Fund would come in under budget so erecting new street signs were now able to be funded. Council Member Franco stated there were other traffic signs authorized from the traffic study on 600 South and asked when they would go up. Mumford stated he asked Public Works to hold off on those in light of the transportation developments, because he wanted to reevaluate that need. Council Member Rowland suggested etching the logo into the sign for historic Heber, and not having any logo on the remaining signs in the City. He was not in favor of stickers because they would fade and peel. Mumford stated for all future signs, the logo would be burned into the metal like the street name.

After some discussion, the Council approved this project. It was indicated this project to replace the dilapidated signs and add the stickers would cost about \$12,000. Mumford stated he would look into the cost of replacing all of the street signs with signs that had the logo burned into the metal.

4. FYI: Utah Transportation Commission Annual Visit to Counties, April 14, 2015, 4:00 p.m. - 6:00 p.m., Wasatch County Building, 25 N. Main Street, Downstairs  
UDOT Letter re Annual Visit to Counties  
2015.03.19 CC Work Meeting Extra Materials.2

Mayor McDonald noted the meeting date and time and encouraged the Council to attend. On another note, Mayor McDonald stated Suzanne Hansen would give an update on the Heber Valley Market. Hansen stated she checked on insurance and reported on those findings, and recommended that the vendors be required to provide insurance at the time of application. Mayor McDonald stated he was in favor of the City approving what items could be sold or displayed. Council Member Rowland asked how the City would handle vendors who brought different items throughout the summer. Hansen indicated she added a clause to the agreement that any additional items were required to be approved by her beforehand. She noted that Rule No. 37 stated Heber City would not provide exclusivity of products. She also indicated that photos of the items were required by many cities. Anderson noted the insurance requirement could eliminate some vendors. Council Member Bradshaw felt if vendors were going to be allowed at the park, they needed to be responsible and insurance should not be a problem. Anderson stated it would be in the best interest of the City to have these amended rules.

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder